HOUSING NOW
Edmonton CMA

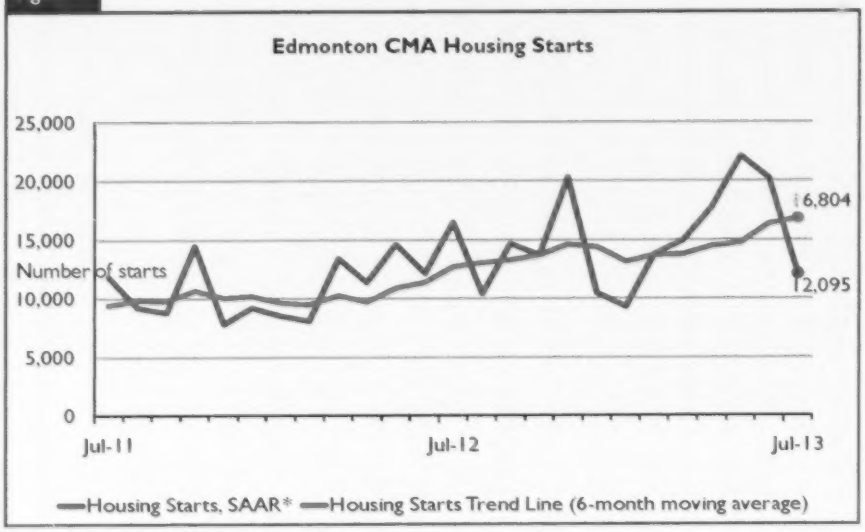
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2013

Highlights

- Housing starts post a more gradual upward trend in July
- Supply of single-detached homes on the rise
- Multi-family inventories trending down

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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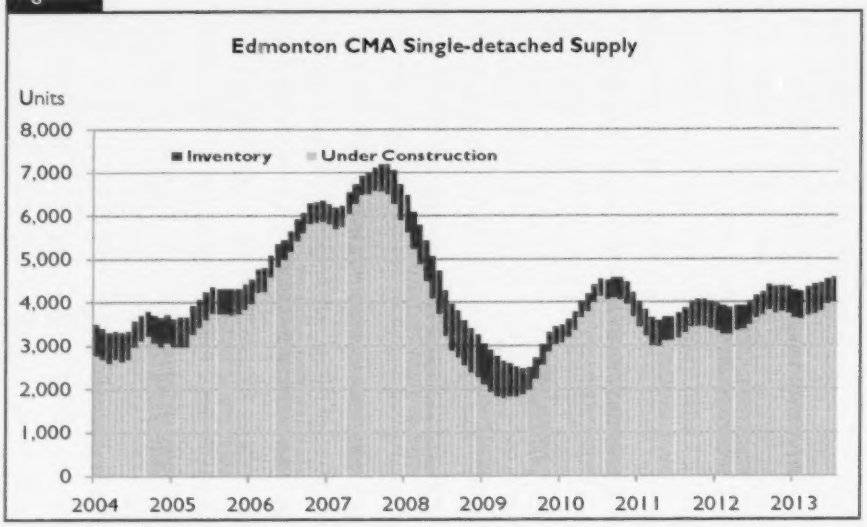
Housing Market Overview

Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 16,804 units in July compared to 16,332 in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA totalled 1,082 units in July, a 25 per cent reduction from 1,435 units in the same month of 2012. The number of single-detached homes declined seven per cent year-over-year, while multi-family starts dropped to 540 from 853 in July 2012. Within the City of Edmonton total housing starts declined from 1,098 units in July 2012 to 761 in 2013. To the end of July, housing starts in the Edmonton CMA increased 31 per cent compared to the corresponding period in 2012, totalling 9,048 units.

Single-detached starts in the Edmonton CMA slipped seven per cent from 582 units in July 2012 to 542 units in July 2013. This was the first year-over-year decline since January. Within city limits, single-detached starts rose five per cent to 358, up from 341 a year earlier. In the first seven months of 2013, foundations were poured on 3,342 single-detached homes in the Edmonton CMA, a five per cent increase from corresponding levels of 2012. Demand for single-family homes in Edmonton this year has been supported by employment growth and strong migration.

Figure 2



Source: CMHC

The supply of single-detached units, which includes units under construction and those in inventory, rose to 4,562 units in July 2013, a 10 per cent increase year-over-year. The increase was a result of both higher inventory levels and units under construction. There were 3,984 units under construction in July 2013, up 10 per cent from a year previous. At the same time there were 578 singles in inventory, an 11 per cent increase from July 2012.

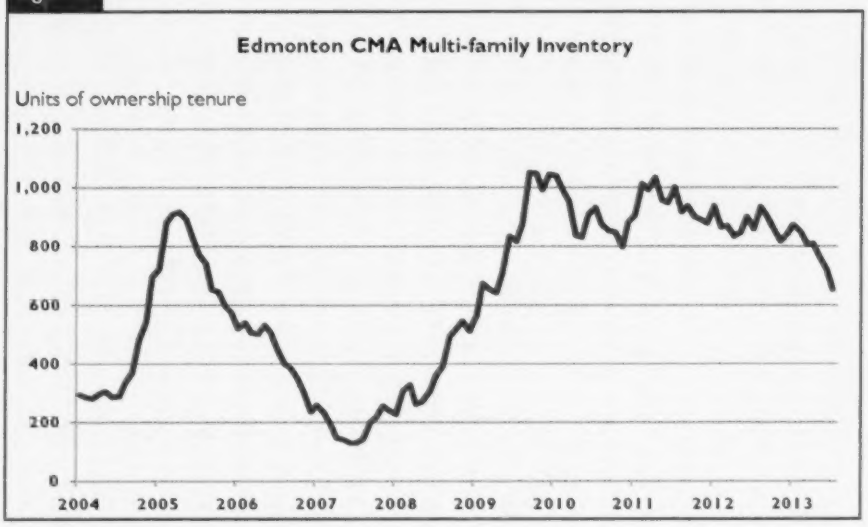
The average absorbed price for single-detached units slipped one per cent to $525,332 in July, down from $528,152 a year previous. In July 2013, three-quarters of all new homes sold were priced under $550,000, compared to 66 per cent in July 2012, which contributed to the decline in the average absorbed price. Despite the decline, the year-to-date average absorbed price for a single-detached unit increased slightly, from $513,972 in the first seven months of 2012 to $516,342 in 2013.

Multi-family starts in the Edmonton CMA, which include semi-detached units, rows, and apartments, totalled 540 units in July compared to 853 in July 2012. An increase in row units was offset by declines in both semi-detached and apartment units. Despite the moderation in July, year-to-date multi-family housing starts were up 53 per cent to 5,706 units.

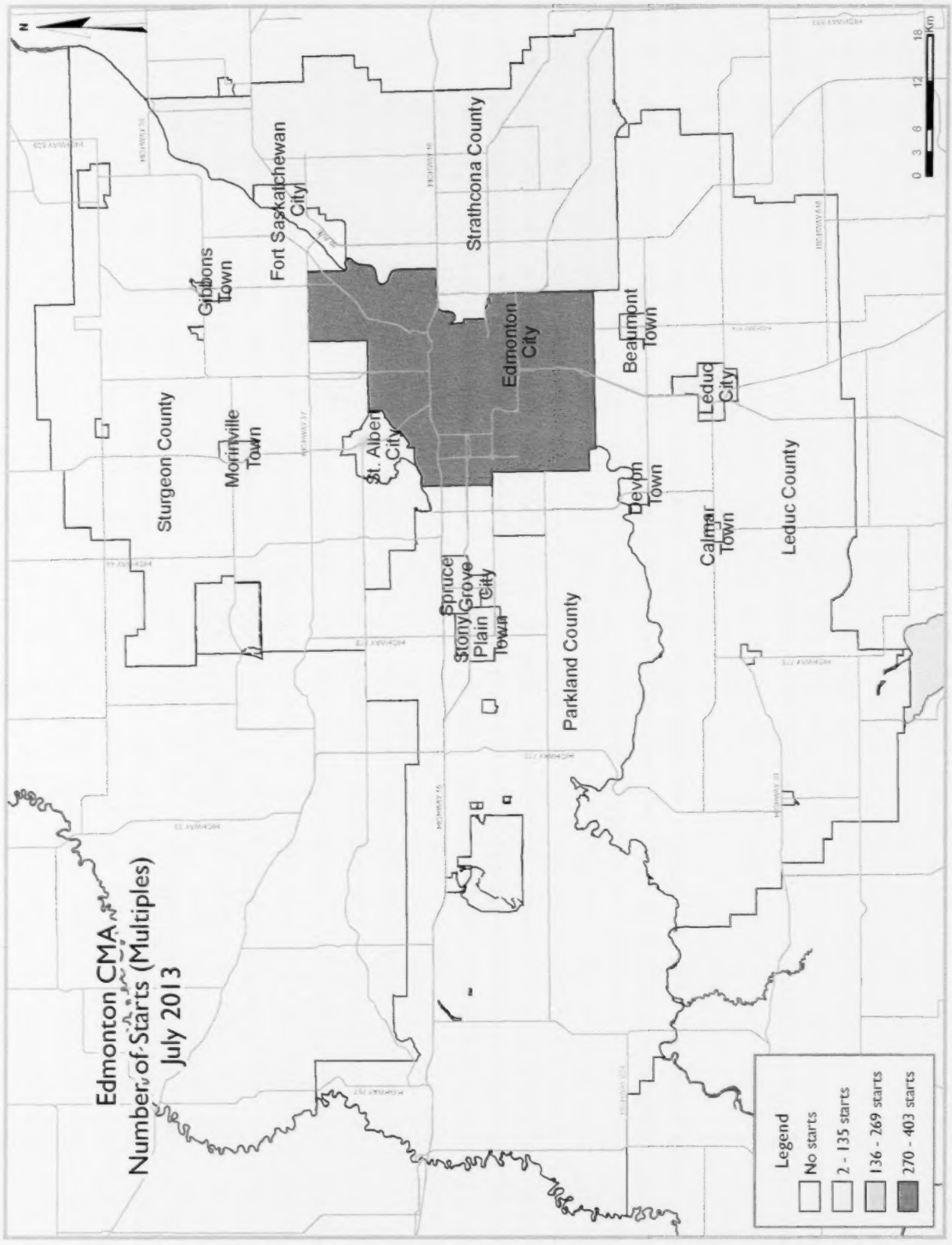
For the first time this year, the number of multi-family completions fell year-over-year. A total of 414 multi-family units were completed in July down from 491 a year previous. The level of inventory of multi-family

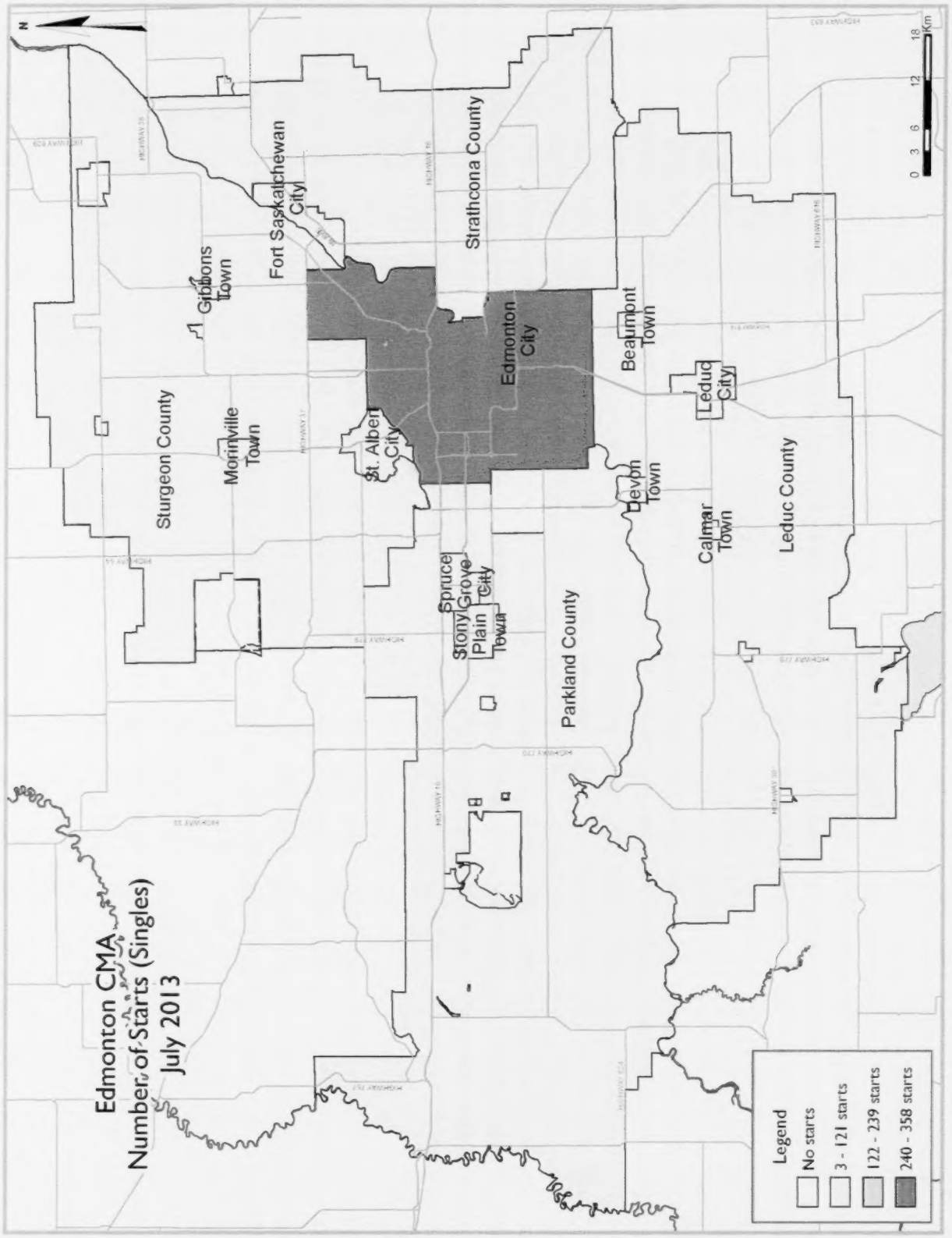
homes in the ownership market fell 24 per cent year-over-year to 651 units in July. Inventory levels of multi-family homes for ownership tenure have been trending down since mid-2011. Although completions and inventory levels declined year-over-year in July the number of units under construction rose. As of July 2013, there were 10,035 multi-family units under construction in the Edmonton CMA, up from 6,826 in the same month a year prior. As these units move to completion, both completions and inventory levels are expected to trend higher.

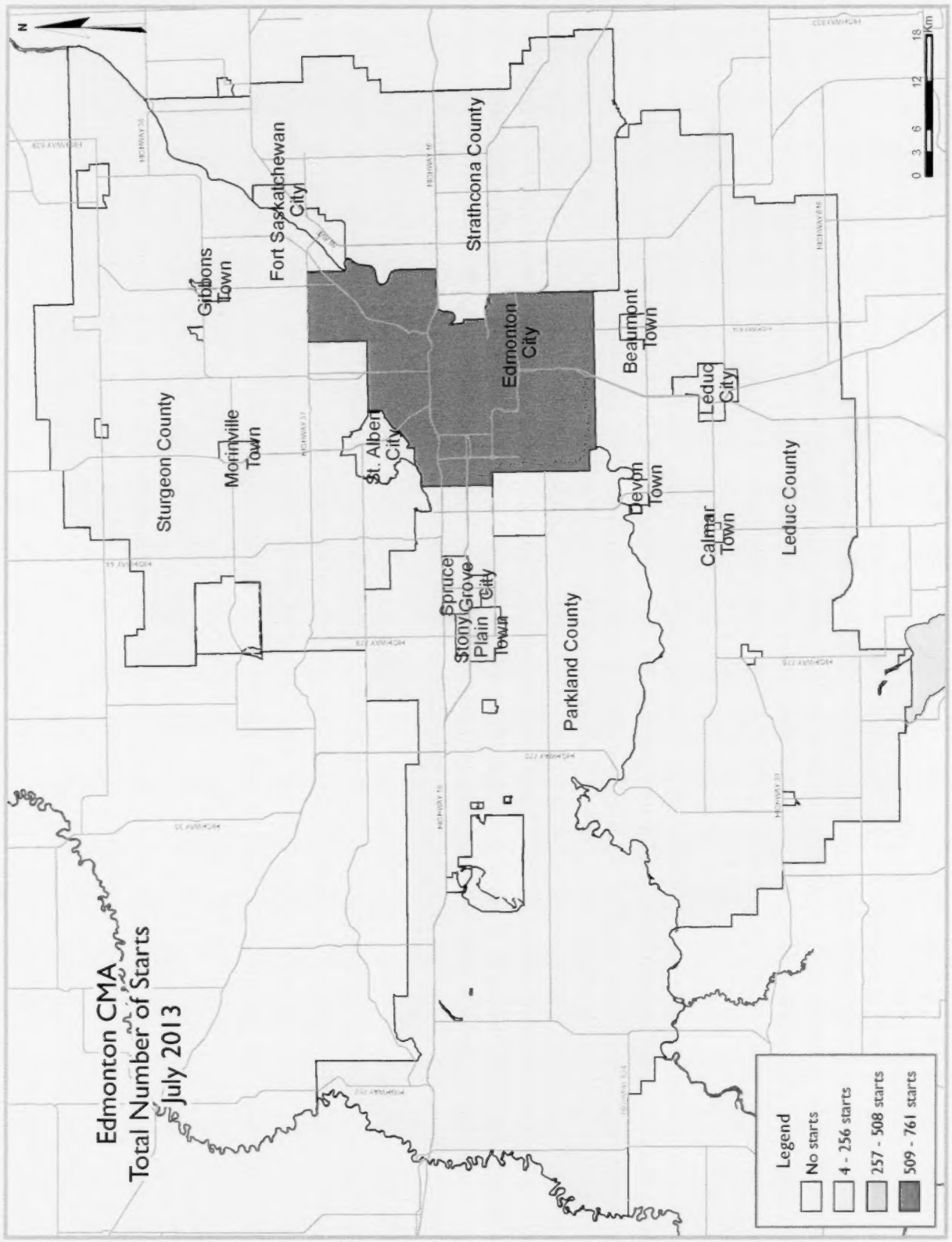
Figure 3

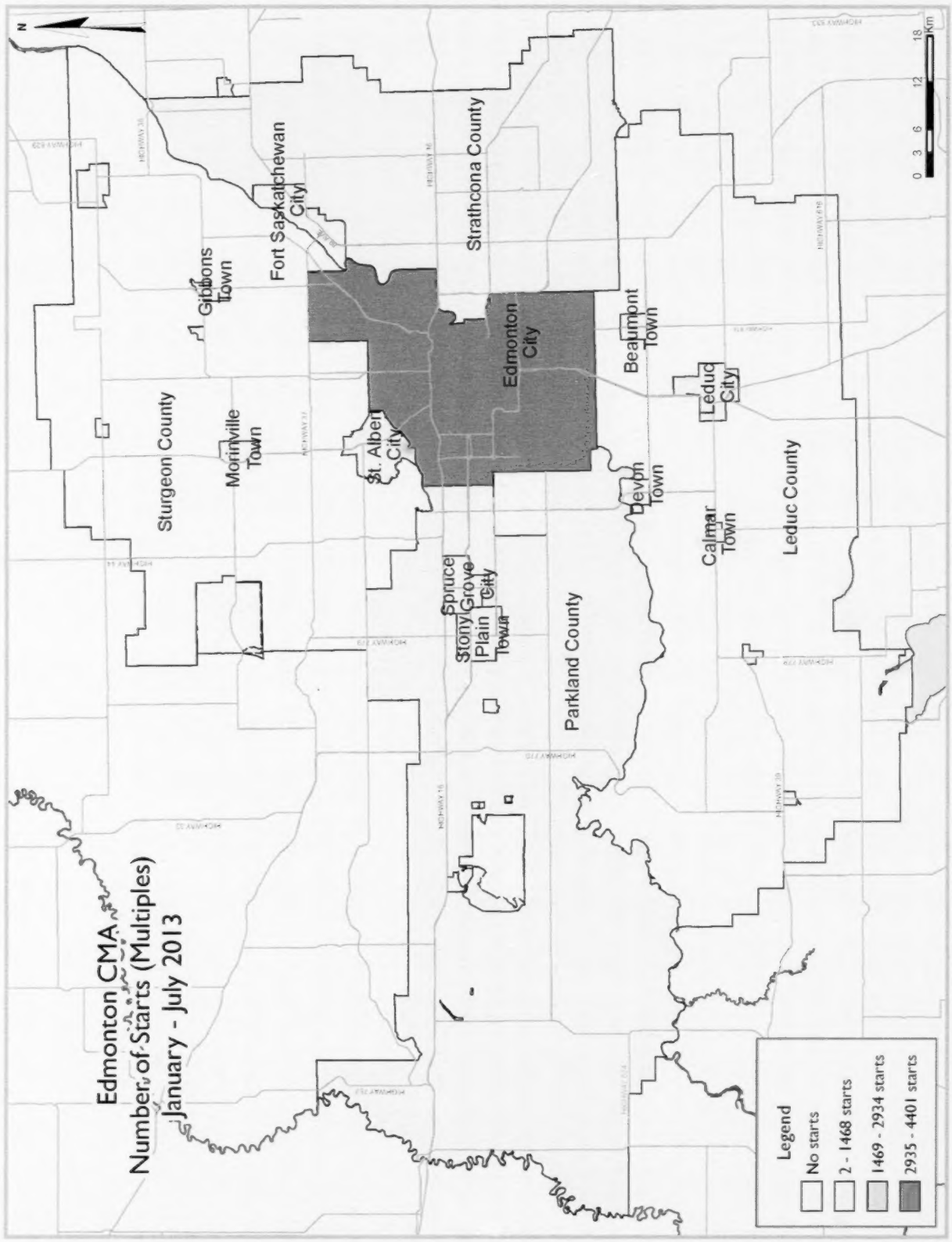


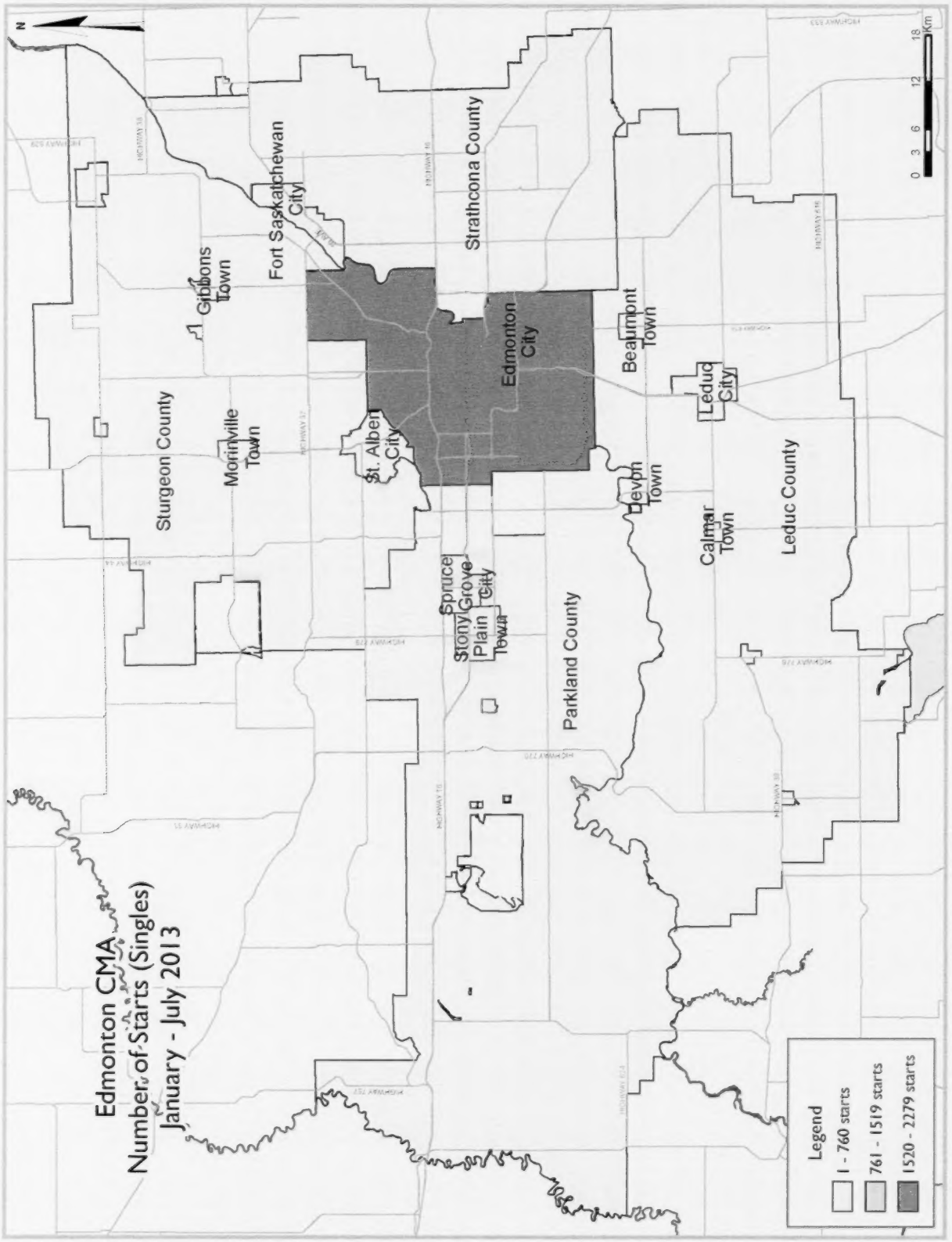
Source: CMHC

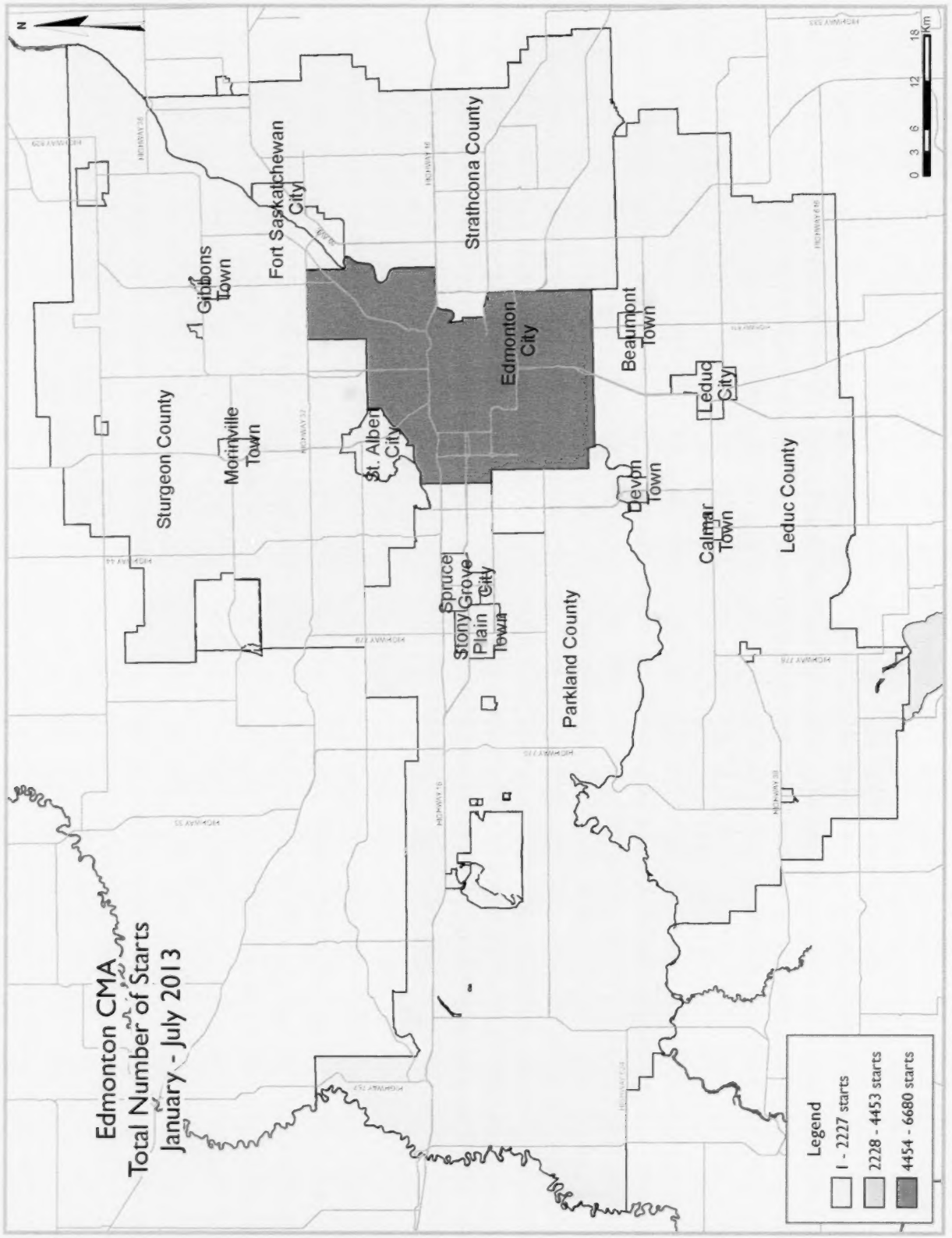

Edmonton CMA
Number of Starts (Multiples)
July 2013
Legend
No starts
2 - 135 starts
136 - 269 starts
270 - 403 starts
Km
0 3 6 12 18
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County


Edmonton CMA
Number of Starts (Singles)
July 2013
N
0 3 6 12 18 Km
Legend
No starts
3 - 121 starts
122 - 239 starts
240 - 358 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
July 2013
N
0 3 6 12 18 Km
Legend
No starts
4 - 256 starts
257 - 508 starts
509 - 761 starts
Gibbons Town
Fort Saskatchewan City
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - July 2013
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 1468 starts
1469 - 2934 starts
2935 - 4401 starts


Edmonton CMA
Number of Starts (Singles)
January - July 2013
N
0 3 6 12 18 Km
Legend
1 - 760 starts
761 - 1519 starts
1520 - 2279 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - July 2013
N
0 3 6 12 18 Km
Legend
1 - 2227 starts
2228 - 4453 starts
4454 - 6680 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain City
Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) July 2013		
Edmonton CMA[1]	June 2013	July 2013
Trend[2]	16,332	16,804
SAAR	20,228	12,095
	July 2012	July 2013
Actual		
July - Single-Detached	582	542
July - Multiples	853	540
July - Total	1,435	1,082
January to July - Single-Detached	3,177	3,342
January to July - Multiples	3,726	5,706
January to July - Total	6,903	9,048

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	542	224	70	0	161	85	0	0	1,082
July 2012	582	242	23	0	153	161	0	274	1,435
% Change	-6.9	-7.4	**	n/a	5.2	-47.2	n/a	-100.0	-24.6
Year-to-date 2013	3,340	1,156	286	2	698	2,241	75	1,250	9,048
Year-to-date 2012	3,174	1,104	127	3	636	593	12	1,254	6,903
% Change	5.2	4.7	125.2	-33.3	9.7	**	**	-0.3	31.1
UNDER CONSTRUCTION									
July 2013	3,972	1,362	269	4	1,044	5,089	103	2,176	14,019
July 2012	3,622	1,210	160	5	1,007	2,740	33	1,685	10,462
% Change	9.7	12.6	68.1	-20.0	3.7	85.7	**	29.1	34.0
COMPLETIONS									
July 2013	504	158	24	0	77	155	0	0	918
July 2012	424	88	10	0	116	115	0	162	915
% Change	18.9	79.5	140.0	n/a	-33.6	34.8	n/a	-100.0	0.3
Year-to-date 2013	3,100	1,130	147	4	658	701	33	1,259	7,032
Year-to-date 2012	2,924	726	51	9	512	872	8	592	5,694
% Change	6.0	55.6	188.2	-55.6	28.5	-19.6	**	112.7	23.5
COMPLETED & NOT ABSORBED									
July 2013	578	199	21	0	138	293	n/a	n/a	1,229
July 2012	522	116	17	1	203	523	n/a	n/a	1,382
% Change	10.7	71.6	23.5	-100.0	-32.0	-44.0	n/a	n/a	-11.1
ABSORBED									
July 2013	501	155	25	0	82	220	n/a	n/a	983
July 2012	446	88	13	1	113	150	n/a	n/a	811
% Change	12.3	76.1	92.3	-100.0	-27.4	46.7	n/a	n/a	21.2
Year-to-date 2013	3,132	1,089	150	4	684	883	n/a	n/a	5,942
Year-to-date 2012	3,013	725	52	8	460	903	n/a	n/a	5,161
% Change	3.9	50.2	188.5	-50.0	48.7	-2.2	n/a	n/a	15.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2013	358	144	34	0	140	85	0	0	761
July 2012	341	190	4	0	128	161	0	274	1,098
Beaumont Town									
July 2013	12	10	0	0	0	0	0	0	22
July 2012	27	0	4	0	0	0	0	0	31
Devon Town									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2013	14	0	0	0	0	0	0	0	14
July 2012	27	2	0	0	2	0	0	0	31
Leduc City									
July 2013	33	14	0	0	0	0	0	0	47
July 2012	19	26	0	0	6	0	0	0	51
Leduc County									
July 2013	11	0	0	0	0	0	0	0	11
July 2012	14	0	0	0	0	0	0	0	14
Morinville Town									
July 2013	3	0	4	0	0	0	0	0	7
July 2012	2	0	0	0	0	0	0	0	2
Parkland County									
July 2013	21	0	0	0	0	0	0	0	21
July 2012	28	0	0	0	0	0	0	0	28
Spruce Grove City									
July 2013	27	38	32	0	0	0	0	0	97
July 2012	25	14	15	0	4	0	0	0	58
St. Albert City									
July 2013	15	0	0	0	0	0	0	0	15
July 2012	24	6	0	0	0	0	0	0	30
Stony Plain Town									
July 2013	3	2	0	0	0	0	0	0	5
July 2012	12	4	0	0	0	0	0	0	16
Strathcona County									
July 2013	28	16	0	0	21	0	0	0	65
July 2012	41	0	0	0	13	0	0	0	54
Sturgeon County									
July 2013	13	0	0	0	0	0	0	0	13
July 2012	18	0	0	0	0	0	0	0	18
Remainder of the CMA									
July 2013	4	0	0	0	0	0	0	0	4
July 2012	4	0	0	0	0	0	0	0	4
Edmonton CMA									
July 2013	542	224	70	0	161	85	0	0	1,082
July 2012	582	242	23	0	153	161	0	274	1,435

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2013	2,631	1,044	158	4	890	4,765	40	1,432	10,964
July 2012	2,098	926	86	5	796	2,386	17	1,296	7,608
Beaumont Town									
July 2013	134	28	35	0	0	0	0	104	301
July 2012	204	18	7	0	0	0	0	0	229
Devon Town									
July 2013	7	0	0	0	5	0	0	0	12
July 2012	4	0	0	0	5	0	0	0	9
Fort Saskatchewan City									
July 2013	139	48	0	0	8	0	51	0	246
July 2012	161	34	4	0	6	0	0	0	205
Leduc City									
July 2013	211	64	13	0	23	160	0	0	471
July 2012	219	94	0	0	30	160	4	0	507
Leduc County									
July 2013	113	0	0	0	0	0	0	0	113
July 2012	89	2	0	0	0	0	0	0	91
Morinville Town									
July 2013	30	0	15	0	7	0	8	0	60
July 2012	38	0	4	0	23	0	0	0	65
Parkland County									
July 2013	125	4	0	0	0	0	0	0	129
July 2012	124	6	0	0	0	0	0	0	130
Spruce Grove City									
July 2013	128	84	48	0	19	92	0	143	514
July 2012	118	60	59	0	12	0	0	202	451
St. Albert City									
July 2013	103	12	0	0	0	72	0	428	615
July 2012	147	28	0	0	0	0	0	118	293
Stony Plain Town									
July 2013	36	34	0	0	16	0	0	0	86
July 2012	49	10	0	0	36	0	0	0	95
Strathcona County									
July 2013	218	44	0	0	76	0	0	69	407
July 2012	242	32	0	0	99	194	0	69	636
Sturgeon County									
July 2013	63	0	0	0	0	0	0	0	63
July 2012	88	0	0	0	0	0	0	0	88
Remainder of the CMA									
July 2013	34	0	0	0	0	0	4	0	38
July 2012	43	0	0	0	0	0	12	0	55
Edmonton CMA									
July 2013	3,972	1,362	269	4	1,044	5,089	103	2,176	14,019
July 2012	3,622	1,210	160	5	1,007	2,740	33	1,685	10,462

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2013	303	122	12	0	50	155	0	0	642
July 2012	190	46	10	0	88	115	0	0	449
Beaumont Town									
July 2013	17	0	0	0	0	0	0	0	17
July 2012	33	2	0	0	0	0	0	66	101
Devon Town									
July 2013	0	0	0	0	0	0	0	0	0
July 2012	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2013	22	6	0	0	0	0	0	0	28
July 2012	21	4	0	0	4	0	0	0	29
Leduc City									
July 2013	24	8	8	0	3	0	0	0	43
July 2012	16	10	0	0	8	0	0	0	34
Leduc County									
July 2013	3	0	0	0	0	0	0	0	3
July 2012	10	0	0	0	0	0	0	0	10
Morinville Town									
July 2013	4	0	4	0	0	0	0	0	8
July 2012	5	0	0	0	0	0	0	0	5
Parkland County									
July 2013	31	0	0	0	0	0	0	0	31
July 2012	29	0	0	0	0	0	0	0	29
Spruce Grove City									
July 2013	17	12	0	0	0	0	0	0	29
July 2012	20	10	0	0	8	0	0	0	38
St. Albert City									
July 2013	16	0	0	0	0	0	0	0	16
July 2012	21	0	0	0	0	0	0	96	117
Stony Plain Town									
July 2013	11	8	0	0	12	0	0	0	31
July 2012	10	8	0	0	0	0	0	0	18
Strathcona County									
July 2013	31	2	0	0	12	0	0	0	45
July 2012	34	8	0	0	8	0	0	0	50
Sturgeon County									
July 2013	11	0	0	0	0	0	0	0	11
July 2012	26	0	0	0	0	0	0	0	26
Remainder of the CMA									
July 2013	14	0	0	0	0	0	0	0	14
July 2012	7	0	0	0	0	0	0	0	7
Edmonton CMA									
July 2013	504	158	24	0	77	155	0	0	918
July 2012	424	88	10	0	116	115	0	162	915

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2013	270	120	10	0	71	171	n/a	n/a	642
July 2012	230	73	10	0	86	360	n/a	n/a	759
Beaumont Town									
July 2013	39	2	1	0	0	0	n/a	n/a	42
July 2012	24	2	0	0	2	0	n/a	n/a	28
Devon Town									
July 2013	3	0	0	0	0	0	n/a	n/a	3
July 2012	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
July 2013	46	11	0	0	2	8	n/a	n/a	67
July 2012	41	5	0	1	14	38	n/a	n/a	99
Leduc City									
July 2013	35	19	2	0	0	15	n/a	n/a	71
July 2012	41	8	0	0	4	18	n/a	n/a	71
Leduc County									
July 2013	3	0	0	0	0	0	n/a	n/a	3
July 2012	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
July 2013	16	1	3	0	17	0	n/a	n/a	37
July 2012	15	0	2	0	27	0	n/a	n/a	44
Parkland County									
July 2013	10	0	0	0	0	0	n/a	n/a	10
July 2012	14	3	0	0	0	0	n/a	n/a	17
Spruce Grove City									
July 2013	33	18	5	0	24	0	n/a	n/a	80
July 2012	40	12	5	0	45	0	n/a	n/a	102
St. Albert City									
July 2013	40	0	0	0	0	20	n/a	n/a	60
July 2012	33	0	0	0	0	37	n/a	n/a	70
Stony Plain Town									
July 2013	33	25	0	0	15	42	n/a	n/a	115
July 2012	28	5	0	0	3	56	n/a	n/a	92
Strathcona County									
July 2013	41	3	0	0	9	37	n/a	n/a	90
July 2012	49	6	0	0	20	13	n/a	n/a	88
Sturgeon County									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
July 2013	9	0	0	0	0	0	n/a	n/a	9
July 2012	5	2	0	0	1	1	n/a	n/a	9
Edmonton CMA									
July 2013	578	199	21	0	138	293	n/a	n/a	1,229
July 2012	522	116	17	1	203	523	n/a	n/a	1,382

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2013	311	120	16	0	59	197	n/a	n/a	703
July 2012	219	51	9	0	90	150	n/a	n/a	519
Beaumont Town									
July 2013	13	1	0	0	0	0	n/a	n/a	14
July 2012	28	2	0	0	0	0	n/a	n/a	30
Devon Town									
July 2013	0	0	0	0	0	0	n/a	n/a	0
July 2012	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
July 2013	18	3	0	0	0	18	n/a	n/a	39
July 2012	22	4	0	0	4	0	n/a	n/a	30
Leduc City									
July 2013	26	13	6	0	3	2	n/a	n/a	50
July 2012	21	8	0	0	5	0	n/a	n/a	34
Leduc County									
July 2013	3	0	0	0	0	0	n/a	n/a	3
July 2012	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
July 2013	4	0	3	0	0	0	n/a	n/a	7
July 2012	5	0	0	0	1	0	n/a	n/a	6
Parkland County									
July 2013	31	0	0	0	0	0	n/a	n/a	31
July 2012	30	0	0	0	0	0	n/a	n/a	30
Spruce Grove City									
July 2013	18	11	0	0	1	0	n/a	n/a	30
July 2012	17	14	4	1	4	0	n/a	n/a	40
St. Albert City									
July 2013	11	0	0	0	0	3	n/a	n/a	14
July 2012	19	0	0	0	0	0	n/a	n/a	19
Stony Plain Town									
July 2013	15	5	0	0	2	0	n/a	n/a	22
July 2012	7	4	0	0	0	0	n/a	n/a	11
Strathcona County									
July 2013	29	2	0	0	17	0	n/a	n/a	48
July 2012	35	5	0	0	8	0	n/a	n/a	48
Sturgeon County									
July 2013	11	0	0	0	0	0	n/a	n/a	11
July 2012	26	0	0	0	0	0	n/a	n/a	26
Remainder of the CMA									
July 2013	11	0	0	0	0	0	n/a	n/a	11
July 2012	5	0	0	0	1	0	n/a	n/a	6
Edmonton CMA									
July 2013	501	155	25	0	82	220	n/a	n/a	983
July 2012	446	88	13	1	113	150	n/a	n/a	811

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Edmonton City	358	341	162	206	156	116	85	435	761	1,098	-30.7
Beaumont Town	12	27	10	0	0	4	0	0	22	31	-29.0
Calmar Town	0	2	0	0	0	0	0	0	0	2	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	14	27	0	4	0	0	0	0	14	31	-54.8
Gibbons Town	4	0	0	0	0	0	0	0	4	0	n/a
Leduc City	33	19	14	26	0	6	0	0	47	51	-7.8
Leduc County	11	14	0	0	0	0	0	0	11	14	-21.4
Morinville Town	3	2	0	0	4	0	0	0	7	2	**
Parkland County	21	28	0	0	0	0	0	0	21	28	-25.0
Spruce Grove City	27	25	38	14	32	19	0	0	97	58	67.2
St. Albert City	15	24	0	6	0	0	0	0	15	30	-50.0
Stony Plain Town	3	12	2	4	0	0	0	0	5	16	-68.8
Strathcona County	28	41	22	2	15	11	0	0	65	54	20.4
Sturgeon County	13	18	0	0	0	0	0	0	13	18	-27.8
Remainder of the CMA	0	2	0	0	0	0	0	0	0	2	-100.0
Edmonton CMA	542	582	248	262	207	156	85	435	1,082	1,435	-24.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	2,279	1,880	912	880	776	521	2,713	1,614	6,680	4,895	36.5
Beaumont Town	78	124	24	18	28	7	104	0	234	149	57.0
Calmar Town	7	9	0	0	0	8	0	0	7	17	-58.8
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	120	150	40	44	51	4	0	0	211	198	6.6
Gibbons Town	10	6	0	0	0	0	0	0	10	6	66.7
Leduc City	175	161	62	80	17	18	0	0	254	259	-1.9
Leduc County	53	45	0	0	0	0	0	0	53	45	17.8
Morinville Town	22	36	2	2	19	4	0	0	43	42	2.4
Parkland County	88	100	2	4	0	0	0	0	90	104	-13.5
Spruce Grove City	126	138	80	68	70	78	143	0	419	284	47.5
St. Albert City	83	130	4	20	0	0	500	118	587	268	119.0
Stony Plain Town	43	74	24	20	0	0	0	0	67	94	-28.7
Strathcona County	194	232	64	54	40	49	0	115	298	450	-33.8
Sturgeon County	55	73	0	0	0	0	0	0	55	73	-24.7
Remainder of the CMA	8	19	0	0	0	0	31	0	39	19	105.3
Edmonton CMA	3,342	3,177	1,214	1,190	1,001	689	3,491	1,847	9,048	6,903	31.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Edmonton City	156	116	0	0	85	161	0	274
Beaumont Town	0	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	6	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	32	19	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	15	11	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	207	156	0	0	85	161	0	274

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	754	517	22	4	2,138	547	575	1,067
Beaumont Town	28	7	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	51	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	17	18	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	19	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	70	78	0	0	0	0	143	0
St. Albert City	0	0	0	0	72	0	428	118
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	40	49	0	0	0	46	0	69
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	31	0	0	0
Edmonton CMA	928	677	73	12	2,241	593	1,250	1,254

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Edmonton City	536	535	225	289	0	274	761	1,098
Beaumont Town	22	31	0	0	0	0	22	31
Calmar Town	0	2	0	0	0	0	0	2
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	14	29	0	2	0	0	14	31
Gibbons Town	4	0	0	0	0	0	4	0
Leduc City	47	45	0	6	0	0	47	51
Leduc County	11	14	0	0	0	0	11	14
Morinville Town	7	2	0	0	0	0	7	2
Parkland County	21	28	0	0	0	0	21	28
Spruce Grove City	97	54	0	4	0	0	97	58
St. Albert City	15	30	0	0	0	0	15	30
Stony Plain Town	5	16	0	0	0	0	5	16
Strathcona County	44	41	21	13	0	0	65	54
Sturgeon County	13	18	0	0	0	0	13	18
Remainder of the CMA	0	2	0	0	0	0	0	2
Edmonton CMA	836	847	246	314	0	274	1,082	1,435

Table 2.5: Starts by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	3,322	2,753	2,759	1,071	599	1,071	6,680	4,895
Beaumont Town	130	149	0	0	104	0	234	149
Calmar Town	7	9	0	0	0	8	7	17
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	158	188	2	10	51	0	211	198
Gibbons Town	10	6	0	0	0	0	10	6
Leduc City	247	241	7	18	0	0	254	259
Leduc County	53	45	0	0	0	0	53	45
Morinville Town	39	38	4	4	0	0	43	42
Parkland County	90	104	0	0	0	0	90	104
Spruce Grove City	270	268	6	16	143	0	419	284
St. Albert City	87	150	72	0	428	118	587	268
Stony Plain Town	67	94	0	0	0	0	67	94
Strathcona County	238	268	60	113	0	69	298	450
Sturgeon County	55	73	0	0	0	0	55	73
Remainder of the CMA	8	19	31	0	0	0	39	19
Edmonton CMA	4,782	4,405	2,941	1,232	1,325	1,266	9,048	6,903

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Edmonton City	303	190	124	52	60	92	155	115	642	449	43.0
Beaumont Town	17	33	0	2	0	0	0	66	17	101	-83.2
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	0	2	0	0	0	0	0	0	0	2	-100.0
Fort Saskatchewan City	22	21	6	8	0	0	0	0	28	29	-3.4
Gibbons Town	3	2	0	0	0	0	0	0	3	2	50.0
Leduc City	24	16	8	10	11	8	0	0	43	34	26.5
Leduc County	3	10	0	0	0	0	0	0	3	10	-70.0
Morinville Town	4	5	0	0	4	0	0	0	8	5	60.0
Parkland County	31	29	0	0	0	0	0	0	31	29	6.9
Spruce Grove City	17	20	12	10	0	8	0	0	29	38	-23.7
St. Albert City	16	21	0	0	0	0	0	96	16	117	-86.3
Stony Plain Town	11	10	8	8	12	0	0	0	31	18	72.2
Strathcona County	31	34	14	16	0	0	0	0	45	50	-10.0
Sturgeon County	11	26	0	0	0	0	0	0	11	26	-57.7
Remainder of the CMA	8	5	0	0	0	0	0	0	8	5	60.0
Edmonton CMA	504	424	172	106	87	108	155	277	918	915	0.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Edmonton City	1,945	1,795	902	574	544	320	1,609	1,032	5,000	3,721	34.4
Beaumont Town	116	99	20	14	4	16	0	66	140	195	-28.2
Calmar Town	10	2	0	0	8	0	0	0	18	2	**
Devon Town	5	7	0	2	0	0	0	0	5	9	-44.4
Fort Saskatchewan City	129	120	36	56	4	0	0	71	169	247	-31.6
Gibbons Town	12	11	0	0	0	0	0	0	12	11	9.1
Leduc City	164	82	76	46	25	12	0	127	265	267	-0.7
Leduc County	44	48	0	0	0	0	0	0	44	48	-8.3
Morinville Town	31	39	2	4	18	32	0	0	51	75	-32.0
Parkland County	108	116	6	2	0	0	0	0	114	118	-3.4
Spruce Grove City	114	100	90	90	71	31	202	0	477	221	115.8
St. Albert City	87	115	2	0	0	0	118	96	207	211	-1.9
Stony Plain Town	62	64	38	20	16	0	0	0	116	84	38.1
Strathcona County	172	203	48	54	58	18	0	72	278	347	-19.9
Sturgeon County	79	107	0	0	0	0	0	0	79	107	-26.2
Remainder of the CMA	26	25	0	2	0	4	31	0	57	31	83.9
Edmonton CMA	3,104	2,933	1,220	864	748	433	1,960	1,464	7,032	5,694	23.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Edmonton City	60	92	0	0	155	115	0	0
Beaumont Town	0	0	0	0	0	0	0	66
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	96
Stony Plain Town	12	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	87	108	0	0	155	115	0	162

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	529	316	15	4	701	834	908	198
Beaumont Town	4	16	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	12	0	0	0	0	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	12	32	6	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	71	31	0	0	0	0	202	0
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	16	0	0	0	0	0	0	0
Strathcona County	58	18	0	0	0	38	0	34
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	31	0
Edmonton CMA	719	429	29	4	701	872	1,259	592

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Edmonton City	437	246	205	203	0	0	642	449
Beaumont Town	17	35	0	0	0	66	17	101
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	0	2	0	0	0	0	0	2
Fort Saskatchewan City	28	25	0	4	0	0	28	29
Gibbons Town	3	2	0	0	0	0	3	2
Leduc City	40	26	3	8	0	0	43	34
Leduc County	3	10	0	0	0	0	3	10
Morinville Town	8	5	0	0	0	0	8	5
Parkland County	31	29	0	0	0	0	31	29
Spruce Grove City	29	30	0	8	0	0	29	38
St. Albert City	16	21	0	0	0	96	16	117
Stony Plain Town	19	18	12	0	0	0	31	18
Strathcona County	33	42	12	8	0	0	45	50
Sturgeon County	11	26	0	0	0	0	11	26
Remainder of the CMA	8	5	0	0	0	0	8	5
Edmonton CMA	686	522	232	231	0	162	918	915

Table 3.5: Completions by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Edmonton City	2,864	2,334	1,209	1,183	927	204	5,000	3,721
Beaumont Town	140	113	0	16	0	66	140	195
Calmar Town	10	2	0	0	8	0	18	2
Devon Town	5	9	0	0	0	0	5	9
Fort Saskatchewan City	166	169	3	7	0	71	169	247
Gibbons Town	12	11	0	0	0	0	12	11
Leduc City	248	128	17	12	0	127	265	267
Leduc County	44	48	0	0	0	0	44	48
Morinville Town	41	45	4	28	6	2	51	75
Parkland County	114	118	0	0	0	0	114	118
Spruce Grove City	255	158	20	63	202	0	477	221
St. Albert City	89	115	0	0	118	96	207	211
Stony Plain Town	100	84	16	0	0	0	116	84
Strathcona County	184	233	94	80	0	34	278	347
Sturgeon County	79	107	0	0	0	0	79	107
Remainder of the CMA	26	27	0	4	31	0	57	31
Edmonton CMA	4,377	3,701	1,363	1,393	1,292	600	7,032	5,694

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2013	27	8.8	115	37.3	98	31.8	30	9.7	38	12.3	308	460,600	523,950
July 2012	13	6.1	67	31.5	54	25.4	38	17.8	41	19.2	213	494,900	559,473
Year-to-date 2013	195	10.2	762	39.7	567	29.5	171	8.9	225	11.7	1,920	450,000	515,999
Year-to-date 2012	194	10.8	679	37.8	453	25.2	190	10.6	280	15.6	1,796	453,360	516,935
Beaumont Town													
July 2013	0	0.0	4	30.8	5	38.5	4	30.8	0	0.0	13	491,000	494,304
July 2012	4	14.3	7	25.0	13	46.4	3	10.7	1	3.6	28	477,950	468,516
Year-to-date 2013	2	1.9	39	37.9	38	36.9	22	21.4	2	1.9	103	479,900	486,528
Year-to-date 2012	4	3.7	50	46.3	34	31.5	17	15.7	3	2.8	108	450,300	473,296
Calmar Town													
July 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
July 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Devon Town													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	2	28.6	2	28.6	2	28.6	1	14.3	7	--	--
Fort Saskatchewan City													
July 2013	4	23.5	9	52.9	3	17.6	1	5.9	0	0.0	17	394,600	407,906
July 2012	0	0.0	17	81.0	2	9.5	1	4.8	1	4.8	21	420,000	439,229
Year-to-date 2013	16	11.7	74	54.0	29	21.2	8	5.8	10	7.3	137	428,000	453,994
Year-to-date 2012	7	5.5	98	77.2	15	11.8	5	3.9	2	1.6	127	410,000	423,604
Gibbons Town													
July 2013	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
July 2012	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	5	45.5	3	27.3	3	27.3	0	0.0	0	0.0	11	350,000	378,536
Year-to-date 2012	5	41.7	7	58.3	0	0.0	0	0.0	0	0.0	12	364,900	360,125
Leduc City													
July 2013	3	11.5	12	46.2	5	19.2	3	11.5	3	11.5	26	435,800	475,902
July 2012	3	14.3	10	47.6	5	23.8	2	9.5	1	4.8	21	443,038	447,631
Year-to-date 2013	32	19.8	74	45.7	35	21.6	13	8.0	8	4.9	162	415,026	439,765
Year-to-date 2012	14	16.5	34	40.0	25	29.4	8	9.4	4	4.7	85	444,904	454,790
Leduc County													
July 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
July 2012	0	0.0	4	40.0	1	10.0	4	40.0	1	10.0	10	523,875	522,100
Year-to-date 2013	7	16.7	7	16.7	10	23.8	9	21.4	9	21.4	42	531,435	519,680
Year-to-date 2012	8	16.7	17	35.4	10	20.8	6	12.5	7	14.6	48	440,700	470,163
Morinville Town													
July 2013	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
July 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	2	6.7	26	86.7	1	3.3	1	3.3	0	0.0	30	399,000	402,250
Year-to-date 2012	6	14.6	28	68.3	7	17.1	0	0.0	0	0.0	41	399,900	403,415

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2013	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
July 2012	5	33.3	1	6.7	1	6.7	2	13.3	6	40.0	15	550,000	499,280
Year-to-date 2013	4	11.8	3	8.8	1	2.9	7	20.6	19	55.9	34	705,750	694,266
Year-to-date 2012	10	18.5	3	5.6	5	9.3	8	14.8	28	51.9	54	653,125	629,527
Spruce Grove City													
July 2013	3	16.7	7	38.9	6	33.3	1	5.6	1	5.6	18	432,450	437,730
July 2012	3	16.7	3	16.7	4	22.2	7	38.9	1	5.6	18	508,450	482,362
Year-to-date 2013	15	12.2	44	35.8	41	33.3	16	13.0	7	5.7	123	451,063	463,922
Year-to-date 2012	12	12.2	35	35.7	27	27.6	20	20.4	4	4.1	98	456,356	471,256
St. Albert City													
July 2013	0	0.0	0	0.0	4	36.4	3	27.3	4	36.4	11	556,100	625,264
July 2012	0	0.0	4	21.1	4	21.1	5	26.3	6	31.6	19	584,100	579,789
Year-to-date 2013	0	0.0	10	12.5	30	37.5	14	17.5	26	32.5	80	548,850	597,545
Year-to-date 2012	0	0.0	20	17.7	45	39.8	24	21.2	24	21.2	113	534,900	564,834
Stony Plain Town													
July 2013	2	14.3	7	50.0	3	21.4	1	7.1	1	7.1	14	412,450	499,165
July 2012	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	--	--
Year-to-date 2013	6	10.7	34	60.7	11	19.6	1	1.8	4	7.1	56	399,950	450,685
Year-to-date 2012	7	13.0	28	51.9	14	25.9	1	1.9	4	7.4	54	416,163	440,633
Strathcona County													
July 2013	0	0.0	6	20.7	12	41.4	5	17.2	6	20.7	29	499,000	624,828
July 2012	0	0.0	8	23.5	16	47.1	6	17.6	4	11.8	34	493,500	558,029
Year-to-date 2013	4	2.1	41	21.6	73	38.4	36	18.9	36	18.9	190	510,000	615,333
Year-to-date 2012	4	1.9	46	21.9	74	35.2	40	19.0	46	21.9	210	514,000	590,364
Sturgeon County													
July 2013	2	20.0	0	0.0	2	20.0	3	30.0	3	30.0	10	575,000	644,000
July 2012	10	38.5	4	15.4	1	3.8	4	15.4	7	26.9	26	440,000	515,577
Year-to-date 2013	5	6.4	6	7.7	22	28.2	21	26.9	24	30.8	78	590,000	645,449
Year-to-date 2012	24	22.2	13	12.0	12	11.1	23	21.3	36	33.3	108	590,000	565,778
Remainder of the CMA													
July 2013	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
July 2012	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	7	43.8	3	18.8	0	0.0	3	18.8	3	18.8	16	350,000	527,252
Year-to-date 2012	7	53.8	2	15.4	0	0.0	1	7.7	3	23.1	13	345,500	448,492
Edmonton CMA													
July 2013	48	10.3	164	35.0	140	29.9	54	11.5	62	13.2	468	462,500	525,332
July 2012	42	9.9	133	31.4	104	24.6	73	17.3	71	16.8	423	481,000	528,152
Year-to-date 2013	309	10.3	1,127	37.7	862	28.8	322	10.8	373	12.5	2,993	453,111	516,342
Year-to-date 2012	305	10.6	1,062	36.9	723	25.1	345	12.0	442	15.4	2,877	458,280	513,972

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2013

Submarket	July 2013	July 2012	% Change	YTD 2013	YTD 2012	% Change
Edmonton City	523,950	559,473	-6.3	515,999	516,935	-0.2
Beaumont Town	494,304	468,516	5.5	486,528	473,296	2.8
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	407,906	439,229	-7.1	453,994	423,604	7.2
Gibbons Town	--	--	n/a	378,536	360,125	5.1
Leduc City	475,902	447,631	6.3	439,765	454,790	-3.3
Leduc County	--	522,100	n/a	519,680	470,163	10.5
Morinville Town	--	--	n/a	402,250	403,415	-0.3
Parkland County	--	499,280	n/a	694,266	629,527	10.3
Spruce Grove City	437,730	482,362	-9.3	463,922	471,256	-1.6
St. Albert City	625,264	579,789	7.8	597,545	564,834	5.8
Stony Plain Town	499,165	--	n/a	450,685	440,633	2.3
Strathcona County	624,828	558,029	12.0	615,333	590,364	4.2
Sturgeon County	644,000	515,577	24.9	645,449	565,778	14.1
Remainder of the CMA	--	--	n/a	527,252	448,492	17.6
Edmonton CMA	525,332	528,152	-0.5	516,342	513,972	0.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	930	17.4	1,422	2,452	2,796	50.9	317,995	0.8	327,596
	February	1,231	8.7	1,402	2,555	2,656	52.8	329,820	5.8	336,299
	March	1,622	0.6	1,495	3,304	2,803	53.3	335,579	2.8	331,408
	April	1,874	16.8	1,559	3,252	2,663	58.5	336,751	2.7	329,764
	May	2,156	7.4	1,482	3,764	2,734	54.2	347,078	4.7	335,810
	June	1,913	0.6	1,549	3,220	2,651	58.4	340,391	3.6	332,489
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	330,844
	August	1,535	-6.5	1,463	2,740	2,574	56.8	334,391	2.8	333,592
	September	1,372	2.0	1,591	2,436	2,670	59.6	323,803	-2.7	322,099
	October	1,365	7.3	1,387	2,300	2,520	55.0	327,880	2.4	334,103
	November	1,115	-4.4	1,401	1,623	2,349	59.6	331,526	3.7	337,932
	December	803	-9.3	1,420	950	2,457	57.8	329,410	4.4	339,991
2013	January	1,075	15.6	1,565	2,172	2,433	64.3	323,541	1.7	333,315
	February	1,301	5.7	1,552	2,328	2,475	62.7	334,347	1.4	340,802
	March	1,645	1.4	1,554	2,795	2,455	63.3	350,723	4.5	342,336
	April	1,838	-1.9	1,409	3,213	2,462	57.2	349,047	3.7	345,338
	May	2,151	-0.2	1,530	3,734	2,626	58.3	350,921	1.1	339,573
	June	2,052	7.3	1,683	3,151	2,673	63.0	353,360	3.8	344,703
	July	2,136	23.8	1,661	2,949	2,548	65.2	345,335	2.4	339,997
	August									
	September									
	October									
	November									
	December									
	Q2 2012	5,943	7.8		10,236			341,669	3.7	
	Q2 2013	6,041	1.6		10,098			351,179	2.8	
	YTD 2012	11,451	7.5		21,361			336,952	3.1	
	YTD 2013	12,198	6.5		20,342			345,863	2.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2013

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	90.2	127.3	679	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	676	5.1	73.0	971
	March	595	3.20	5.24	90.5	127.0	671	5.5	72.7	965
	April	607	3.20	5.44	90.8	127.4	678	5.1	72.9	957
	May	601	3.20	5.34	90.8	127.0	686	4.8	73.3	953
	June	595	3.20	5.24	90.8	127.2	693	4.4	73.5	963
	July	595	3.10	5.24	90.7	127.1	696	4.4	73.7	978
	August	595	3.10	5.24	90.7	127.9	700	4.4	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.4	74.2	1,004
	October	595	3.10	5.24	90.8	128.5	708	4.3	74.2	1,011
	November	595	3.10	5.24	90.9	127.7	707	4.2	73.8	1,016
	December	595	3.00	5.24	91.1	127.0	705	4.5	73.6	1,023
2013	January	595	3.00	5.24	91.0	126.8	705	4.3	73.2	1,030
	February	595	3.00	5.24	91.0	128.0	704	4.4	72.8	1,028
	March	590	3.00	5.14	91.0	128.3	703	4.2	72.5	1,035
	April	590	3.00	5.14	91.2	129.0	701	4.4	72.1	1,038
	May	590	3.00	5.14	91.0	129.7	704	4.5	72.4	1,048
	June	590	3.14	5.14	91.3	130.0	711	4.6	72.8	1,046
	July	590	3.14	5.14		129.5	719	4.8	73.6	1,041
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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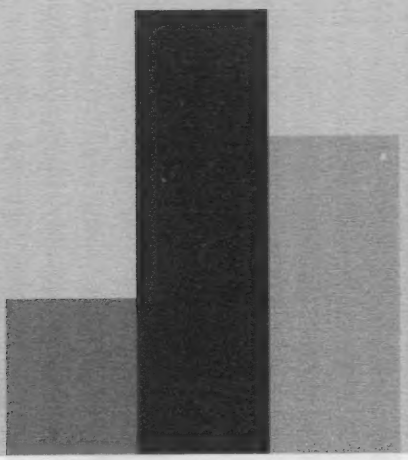

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